

Dewey-Humboldt General Plan FAQ

What is the General Plan?

The General Plan is Dewey-Humboldt's action plan for the future. It outlines Town policies that address neighborhoods, open space, transportation, economic vitality, sustainability and many other components of our Town for the next 10 to 20 years or longer.

Why do we have a General Plan?

The General Plan is required by state law to set policy for the Town's physical development. Good planning minimizes traffic congestion and pollution, ensures compatible development patterns, encourages the protection of open space, and protects and improves the quality of life. Moreover, the Growing Smarter legislation enacted in 1998 and 2000 requires Dewey-Humboldt and other towns throughout the state to adopt a General Plan and to update it every 10 years. Legislation adopted more recently requires that some towns achieve ratification of their general plans through a public vote. Dewey-Humboldt is not required by state law to hold an election, but the Town Council wanted to give everyone a chance to vote on the General Plan.

Why should I care about the General Plan?

If you do not shape Dewey-Humboldt's future, others will. Perhaps this will be someone driven by desires or intentions that may not represent your concerns or needs. Public input is valued and welcomed at the Town of Dewey-Humboldt. Without you and your neighbors' ideas, the General Plan may not reflect the values found important in your community.

How are we supposed to make decisions when no one seems to agree on anything?

Dewey-Humboldters have one important thing in common. We all live here! Because of shared space and common needs, a plan is needed that represents the best interests of everyone. Dewey-Humboldt recognizes the many challenges to planning the Town's future. No decision is purely black and white. For instance, it is not a question of growth or preservation. The goal is a balance of development and preservation so that all Dewey-Humboldt residents enjoy a wonderful quality of life. Sharing your opinions and strategies helps Dewey-Humboldt achieve balanced development and preservation.

What is the difference between the General Plan's "land use element" and Town zoning?

The General Plan is a long-term document for general types and locations of future development. It is not a regulatory document to control the exact nature of development on individual lots. The General

Plan's Land Use Element sets the stage for future development in the Town of Dewey-Humboldt. The Land Use Map interprets the Goals for future land use graphically, identifying locations where growth can best be accommodated.

Zoning, on the other hand, is regulatory and provides specific standards for development, including a list of uses that are allowed in each zone, density, lot size, setbacks, and other standards. Zoning is precise and lot-specific. All new zoning should be consistent with the General Plan, but all existing zoning can remain just as it is.

Will my zoning be changed?

This General Plan process will not change your zoning: the way your land is zoned to be used now will continue without any interruption by the General Plan. However, individual property owners may request to have their property rezoned to match the land use designations in the General Plan.

Does the Town plan to condemn property for the roads and trails shown in the General Plan?

No. The process of "eminent domain" or "condemnation" is a constitutional right of citizens (acting through their local government) when necessary, but the Town will not build over anyone's property without their consent. The roads and trails will either remain private or will be located on existing Town property, on property provided to the Town as part of the development process, on property donated to the Town for the public good, or on property given to the Town in exchange for the Town taking over maintenance responsibility or to clear up property lines. Public lands and unused Town right-of-way will be developed for public recreation.

How will the General Plan be used?

The General plan will be used to decide whether to approve a rezoning and serves as the basis for the preparation of detailed master plans. The General Plan guides the preparation and updates for Capital Improvement Plans and annual budgets.

What about jobs and commercial development?

Although the General Plan views Dewey-Humboldt as mainly a residential community, the Plan has plenty of room for commercial growth. There are two "Community Core" areas (at the AZ169 end of Young's Farm and in historic Humboldt) and areas along the highway ready for commercial development. Many of these areas already have the zoning needed for a commercial use, and the "Design Review" process makes the Town more attractive to responsible developers.

If the General Plan is adopted, can it be changed?

Yes, the General Plan contains an amendment process. Since all communities change over time, their goals and visions may change also. State law requires a maximum of ten years for the review, update or adoption of new General Plans. It also provides for annual amendments of major changes as well as periodic procedures for minor amendments. Amendments may be requested by anyone in the community or by the Town Council.